Metro Facts....

Key Employment Areas 1987

R. JOHN BOWER, COMMISSIONER
METROPOLITAN TORONTO PLANNING DEPARTMENT Research Division

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INTRODUCTION

A fundamental aim of the Official Plan for Metropolitan Toronto is to create a multicentred urban structure. For this purpose, centres and office parks have been identified as economic and social growth areas. Of the original proposals there are now eighteen designated areas which are being constantly monitored.

This issue of Metro Facts traces the growth of total employment in the key employment areas, annually from 1983 to 1987 and shows their ever-increasing importance in the overall employment picture in Metropolitan Toronto. The employment numbers are based on 10 categories converted to 6 categories for historical analysis purposes.

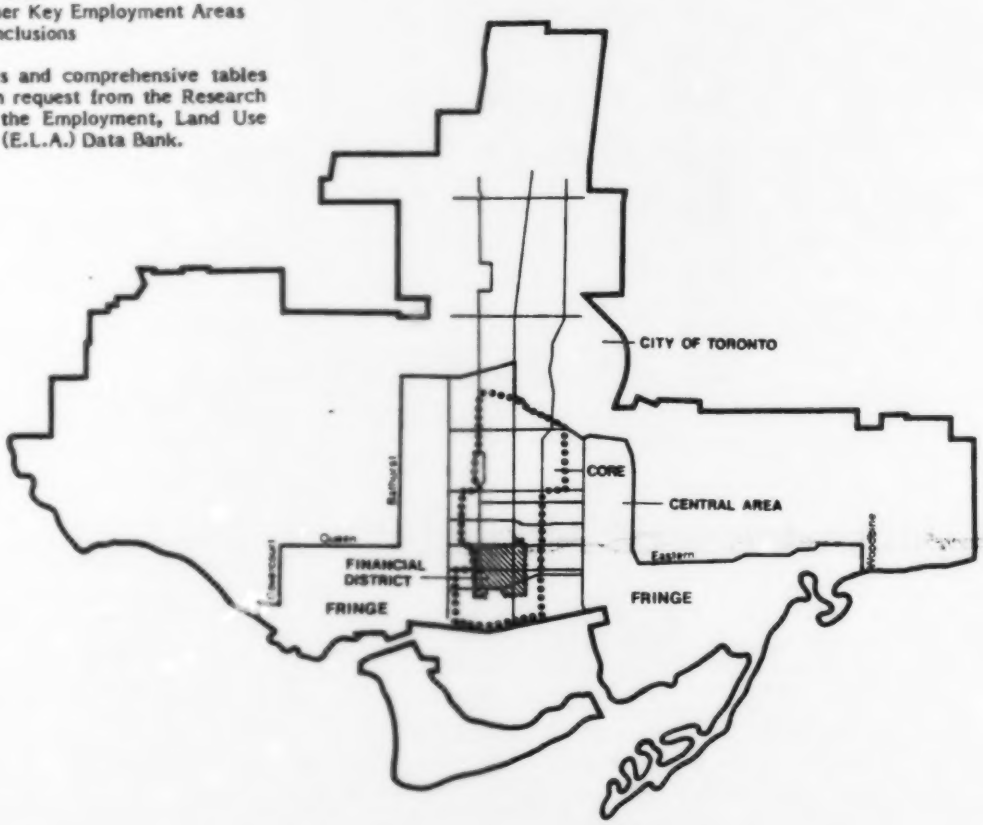
In terms of total employment the centres and office parks have grown from 526,472 in 1983 to 612,134 in 1987 and now represent 48.0% of the Metropolitan Toronto total of 1,276,125. At the same time 68.3% (378,161) of Metropolitan Toronto's total office employment of 553,855 is located in these employment areas.

The Central Area is the largest and most important of the centres. It's total employment of 405,453 represents 31.8% of Metropolitan Toronto's total and 66.2% of the 612,134 employment in these specific areas.

This issue of Metro Facts will be divided into the following sections:

Section 1: The Central Area
Section 2: Centres
Section 3: Other Key Employment Areas
Section 4: Conclusions

Further analyses and comprehensive tables are available on request from the Research Division, from the Employment, Land Use and Assessment (E.L.A.) Data Bank.



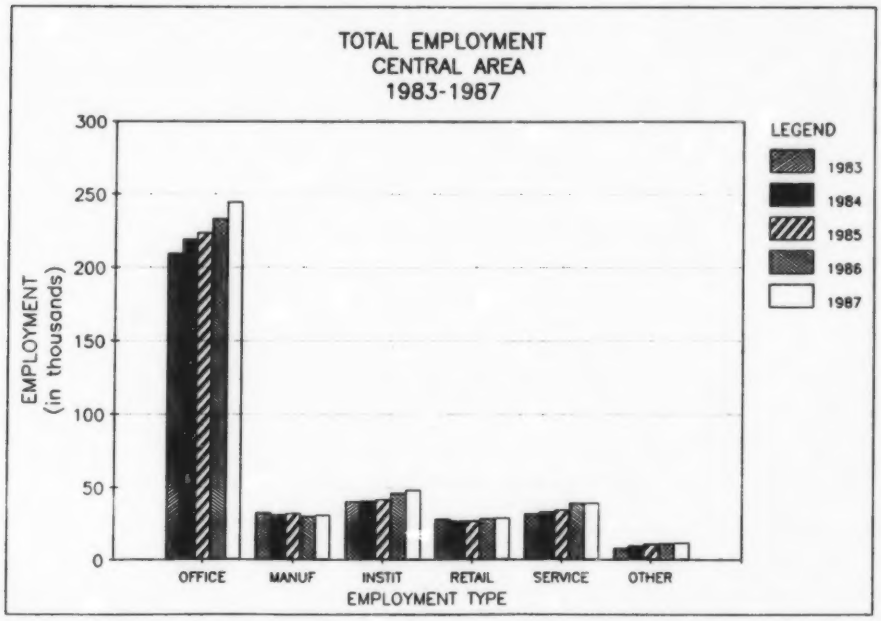
SECTION 1: THE CENTRAL AREA

The 2,873 hectares that form the Central Area house nearly 400 corporate head offices, the Toronto Stock Exchange, the Provincial Parliament Buildings, the future Sky Dome, and, significantly, the greatest concentration of employment in Canada.

TOTAL EMPLOYMENT

Total employment in the Central Area has increased steadily and annually since 1983 when it totalled 351,105. After annual increases of 12,008, 8,733 and 18,298 since 1983, total employment increased by 15,309 in 1987 to reach a new peak of 405,453. The overall increase since 1983 is 15.5%. All six employment types, with the exception of Manufacturing and Warehousing, have increased since 1983. Office, which represents 60.4% of the 1987 total, has increased by the greatest number, 35,490, 16.9%, from 209,531 to 245,021.

The average annual increase of 13,600 in total employment indicates that the employment picture in the Central Area is vibrant and is expected to continue to increase in the future. Of the 13,600 average annual increase in the Central Area, 8,900 is in the Office Sector.



TOTAL EMPLOYMENT CENTRAL AREA

	1983	1984	1985	1986	1987
Full-Time (FT)	322,361	329,653	332,479	341,761	358,242
Part-Time (PT)	28,744	33,460	39,367	48,383	47,211
Total (TOT)	351,105	363,113	371,846	390,144	405,453
Total % Increase	-	3.4	2.4	4.9	3.9
% PT/TOT	8.2	9.2	10.6	12.4	11.6

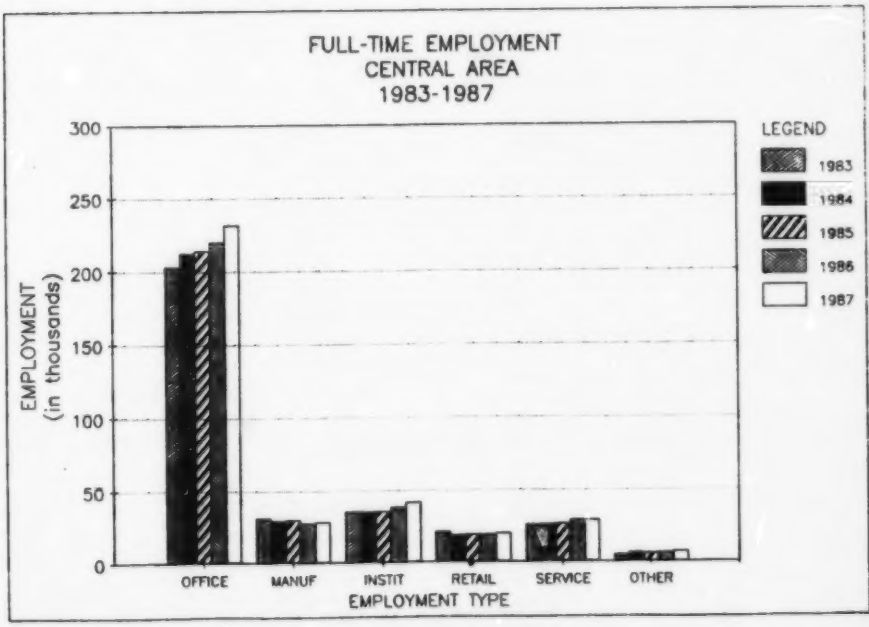
FULL-TIME AND PART-TIME EMPLOYMENT

The percentage of part-time employment of total employment increased annually from 1983 to 1986 by 8.2, 9.2, 10.6 and 12.4% respectively. However, in 1987, the first decrease occurred in part-time employment which now accounts for 11.6% of the total. This being due to some shifting of part-time workers to full-time jobs and the lack of workers in general as the Toronto Market has nearly full employment.

FULL-TIME EMPLOYMENT

Full-time employment continues to grow in the Central Area. Since 1983 when it was 322,361, it has shown average annual increases of 2.3%, 0.9%, and 2.8%, and in 1987 increased by 4.8% to reach a new level of 358,242, an increase of 16,481 since 1986. However, some of the increase of full-time employment was at the expense of part-time employment as it declined slightly.

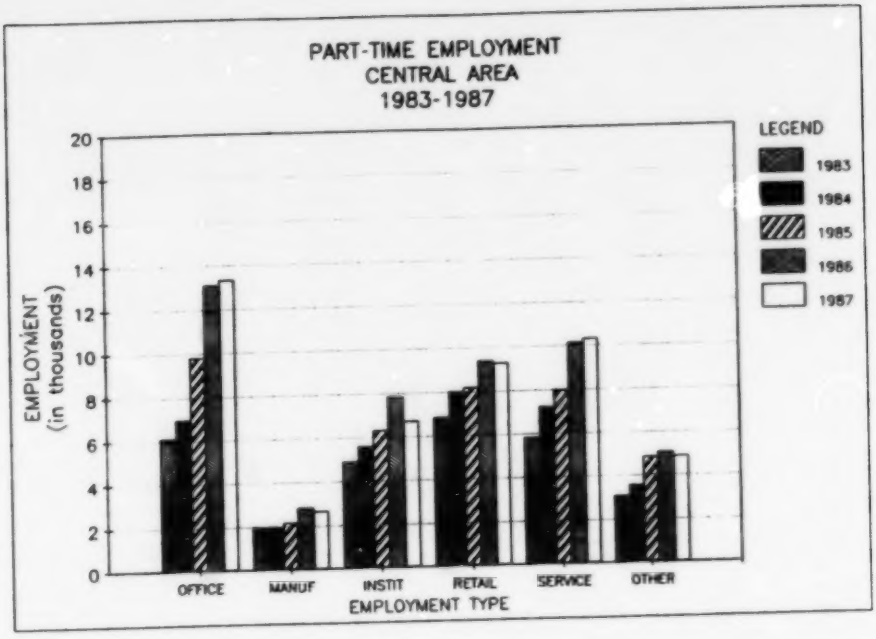
Full-time employment in the Office category has risen 13.9% since 1983 and has now reached a high of 231,692. Service and Institution continue to expand annually and the latter increased by 2,951 or 7.7% in the past year to reach 41,501. Retail and 'Other' maintained their growths while Manufacturing and Warehousing increased slightly.



PART-TIME EMPLOYMENT

Part-time employment decreased slightly in the past year after an increase of 19,639 (68.3%) to 48,383 from 1983 to 1986. The drop of 2.4% from 1986 represents a loss of 1,172.

The decrease of part-time between 1986 and 1987 was in four of the six major employment types.



FULL-TIME, PART-TIME AND TOTAL EMPLOYMENT, BY TYPE, CENTRAL AREA
1981, 1983-1987

	Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
1981*							
FT	205,494	34,509	35,140	23,471	30,871	4,813	334,298
1983							
FT	203,401	31,034	35,399	21,415	26,114	4,998	322,361
PT	6,130	1,947	4,908	6,844	5,838	3,077	28,744
TOTAL	209,531	32,981	40,307	28,259	31,952	8,075	351,105
% A	59.7	9.4	11.5	8.0	9.1	2.3	100.0
1984							
FT	212,725	29,447	35,645	19,037	26,331	6,468	329,653
PT	6,972	2,008	5,608	8,021	7,254	3,597	33,460
TOTAL	219,697	31,455	41,253	27,058	33,585	10,065	363,113
% A	60.5	8.7	11.4	7.4	9.2	2.8	100.0
1985							
FT	214,233	30,076	35,673	19,183	26,970	6,344	332,479
PT	9,805	2,182	6,314	8,214	7,984	4,868	39,367
TOTAL	224,038	32,258	41,987	27,397	34,954	11,212	371,846
% A	60.2	8.7	11.3	7.4	9.4	3.0	100.0
1986							
FT	220,335	27,527	38,550	19,433	29,411	6,485	341,761
PT	13,094	2,851	7,818	9,403	10,144	5,073	48,383
TOTAL	233,429	30,378	46,368	28,836	39,555	11,558	390,144
% A	59.8	7.8	11.9	7.4	10.1	3.0	100.0
1987							
FT	231,692	28,564	41,501	19,967	29,261	7,257	358,242
PT	13,329	2,681	6,711	9,291	10,324	4,875	47,211
TOTAL	245,021	31,245	48,212	29,258	39,585	12,132	405,453
% A	60.4	7.7	11.9	7.2	9.8	3.0	100.0
% CHANGE 1983-1987	16.9	-5.3	19.6	3.5	23.9	50.2	15.5

*Part-time employment not available for 1981.

LENGTH OF OCCUPANCY

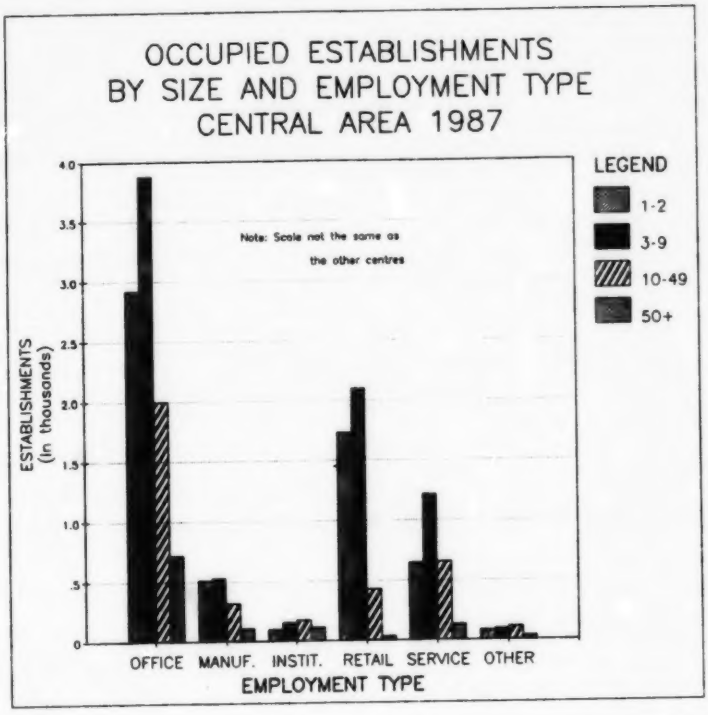
There is a large turnover of establishments within the Central Area. Of the total number of 18,846 establishments, 5,219 or 27.7% have been there less than one year. The second highest range is 3-5 years, followed by 6-10 and 1-2 with 20.6%, 17.5% and 13.3% respectively. Lastly, the 1,510 establishments that have existed for more than 21 years make up 8.0% of all establishments.

The longer the establishment has existed in the Central Area, the higher the employment per establishment ratio. The establishments that have existed in the Central Area for more than 21 years average 67.1 employees. Concurrently, the establishments whose occupancy range from 11-20, 6-10, 3-5, 1-2 and under 1 year average 40.6, 17.4, 16.1, 11.7 and 11.2 employees respectively.

OCCUPIED ESTABLISHMENTS

This figure shows the number of establishments by four employment sizes and six types. Of the six types, four are dominated by the 3-9 employment size, followed by the 1-2 size. The Institution category has the highest average number of employees/establishment at 89.6. It is followed by 'Other' (36.4), Office (25.7), Manufacturing and Warehousing (19.2), Service (15.6) and Retail (6.8).

Overall the number of establishments in the Central Area has increased annually since 1983. The respective totals were 17,379, 17,768, 18,513, 18,702 and 18,846 in 1987.



The analysis following of the Central Area has been subdivided into the Financial District, Core and Fringe. (See map on page 1.)

Total employment in each has increased since 1983 to their existing levels in 1987 of 103,750, 196,346 and 105,357 respectively for the Financial District, Core and Fringe.

TOTAL EMPLOYMENT, 1987

	Office	%	Manuf/ Whse	%	Instit.	%	Retail	%	Service	%	Other	%	Total	%
Financial District	91,384	37.3	437	1.4	173	0.4	4,149	14.2	6,584	16.6	1,023	8.4	103,750	25.6
Core	122,407	50.0	4,202	13.4	28,387	58.9	15,760	53.9	19,377	49.0	6,213	51.2	196,346	48.4
Fringe	31,230	12.7	26,606	85.2	19,652	40.7	9,349	31.9	13,624	34.4	4,896	40.4	105,357	26.0
Total Central Area	245,021	100.0	31,245	100.0	48,212	100.0	29,258	100.0	39,585	100.0	12,132	100.0	405,453	100.0

FINANCIAL DISTRICT

The Financial District comprises 25.6% of the total employment in the Central Area. In 1987 Office employment in the Financial District at 91,384 was responsible for 88.1% of its total employment. Service and Retail follow with 6,696 (6.3%) and 4,149 (4.0%) respectively while the other types contribute substantially smaller amounts.

CORE AREA

The Core Area (minus Financial District) with a total employment of 196,346 is responsible for 48.4% of the total employment in the Central Area in 1987. Office employment stands at 122,407 or 62.3% of the Core. It is followed by Institutional, Service and Retail with 14.5%, 9.9% and 8.0% respectively. The high number of employees in Institutional is representative of the number of hospitals located in the Core.

FRINGE

Employment in the Fringe is more diversified with a total employment of 105,357, which is 26.0% of Central Area. The employment distribution in Office, Manufacturing and Warehousing, and Institutional, is 29.6%, 25.3% and 18.7% respectively.

THE CENTRAL AREA COMPARED WITH METROPOLITAN TORONTO

In 1987, 31.8% of the total employment of Metropolitan Toronto is located in the Central Area.

The Central Area contains 44.2% of Metropolitan Toronto's office employment with 245,021. Following Office, 'Other' total employment constitutes 40.5% of the Metropolitan total. This is a direct reflection of the large number of entertainment and recreational facilities located in the Central Area, as well as the number of properties under construction.

The Central Area, with an Institutional employment of 48,212, provides 34.0% of that employment category within Metropolitan Toronto. The majority of it takes place in the numerous hospitals, university and police facilities.

A total employment of 39,585 in Service in the Central Area represents 29.2% of Metropolitan Toronto's total. The majority of it takes place in the large number of restaurants and accommodation services, as many of Toronto's finest restaurants and hotels are located in the Central Area.

The Retail category accounts for 20.1% of Metropolitan Toronto's total Retail employment. The majority of the Retail trade takes place in the department stores and shops.

Lastly, 31,245 Manufacturing and Warehousing jobs, 11.6% of Metro, are located in the Central Area.

The Central Area, with its ever-increasing total employment will remain the most prominent employment area within Metropolitan Toronto.

TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
CENTRAL AREA AND METROPOLITAN TORONTO, 1983 AND 1987

		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Central Area	1983	209,331		32,981		40,307		28,239		31,932		8,075		351,105	
	1987	245,021	44.2	31,245	11.6	48,212	34.0	29,258	20.1	39,585	29.2	12,132	40.5	405,453	31.8
Metropolitan Toronto	1987	553,855	100.0	269,980	100.0	141,712	100.0	145,273	100.0	135,362	100.0	29,993	100.0	1,276,125	100.0

SECTION 2: CENTRES

The five areas examined in this section are the areas which have become other major focal points of employment. These areas are in some instances unfolding as Centres in the same context as the Central Area, being not only employment centres but also community oriented areas for social and recreational activities.

The five centres discussed here are:

- North York Centre
- Scarborough Town Centre
- Islington/Kipling/Bloor
- Yonge/St. Clair, and
- Yonge/Eglinton

The purposes of these Centres as outlined in the Metropolitan Toronto Official Plan are as follows:

- multi-functional in land use;
- compact and pedestrian oriented in their internal organization and design; and
- intensive in their development relative to those areas which are not Centres.

MAJOR CENTRES

As a group, Major Centres have increased their total employment from 64,557 in 1983 to 83,083 in 1987, as well as growing as a proportion of Metropolitan Toronto's employment from 5.8% to 6.5% during the same period. Office employment dominates, accounting for 70% of total employment in the Major Centres.

North York Centre

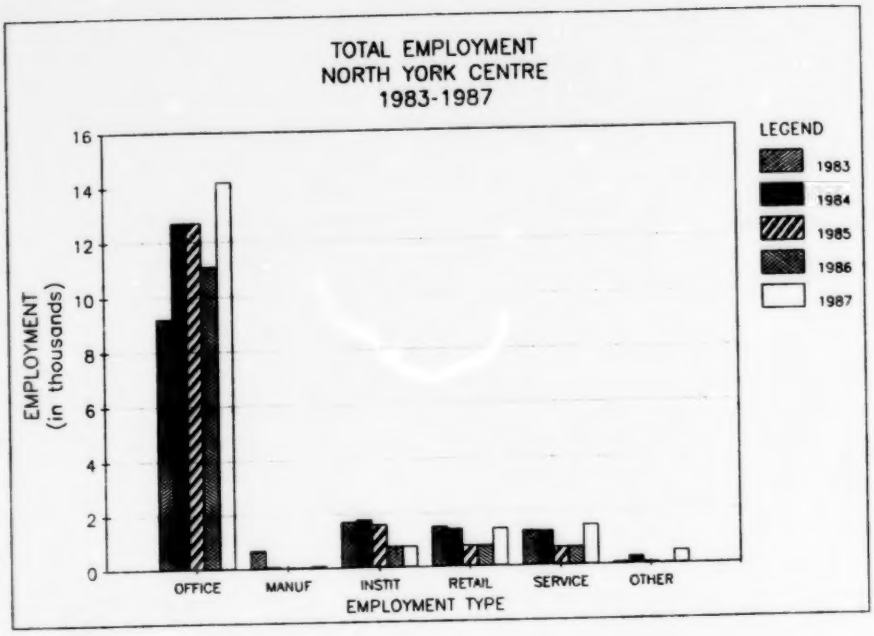
North York Centre, which serves as that City's 'downtown', contains 18,552 total employment, of which 14,204, or 76.5% is Office employment. While Manufacturing and Warehousing, Institutional and Retail have declined since 1983, Office employment has picked up the slack and increased by 4,990, or 54% since that time.

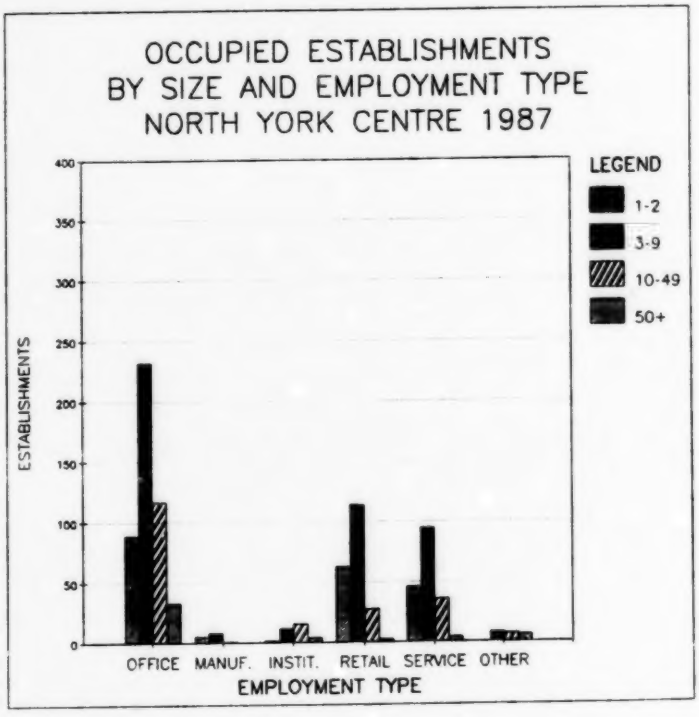
Approximately 50% of the 929 establishments in the North York Centre are in the 3-9 size. Sizes 1-2 and 10-49 comprise most of the remaining 50%. The establishments with over 50 employment represent about 5%.

The 'Other' category has the highest average number of employment per establishment with 35.0. Second to this is Institutional at 30.9 followed by Office with 30.3. The rest of the categories are considerably smaller with Service 8.2; Retail 6.7; and, Manufacturing and Warehousing 4.4.

The North York Centre has increased its share of the employment of Metropolitan Toronto between 1983 and 1987 from 1.1% to 1.5%. The Office component represents 2.6% of the Metropolitan Toronto Office employment.

Office employment is expected to grow faster than other employment types. Of the Major Centres other than the Central Area, North York Centre is expected to accommodate the largest employment concentration in the near future.





TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
NORTH YORK CENTRE AND METROPOLITAN TORONTO, 1983 AND 1987

		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
North York Centre	1983	9,214		672		1,667		1,910		1,334		101		14,498	
	1987	14,204	2.6	91	0.0	832	0.6	1,387	1.0	1,506	1.1	532	1.8	18,552	1.5
Metropolitan Toronto	1987	553,855	100.0	269,980	100.0	141,712	100.0	145,273	100.0	135,362	100.0	29,943	100.0	1,276,125	100.0

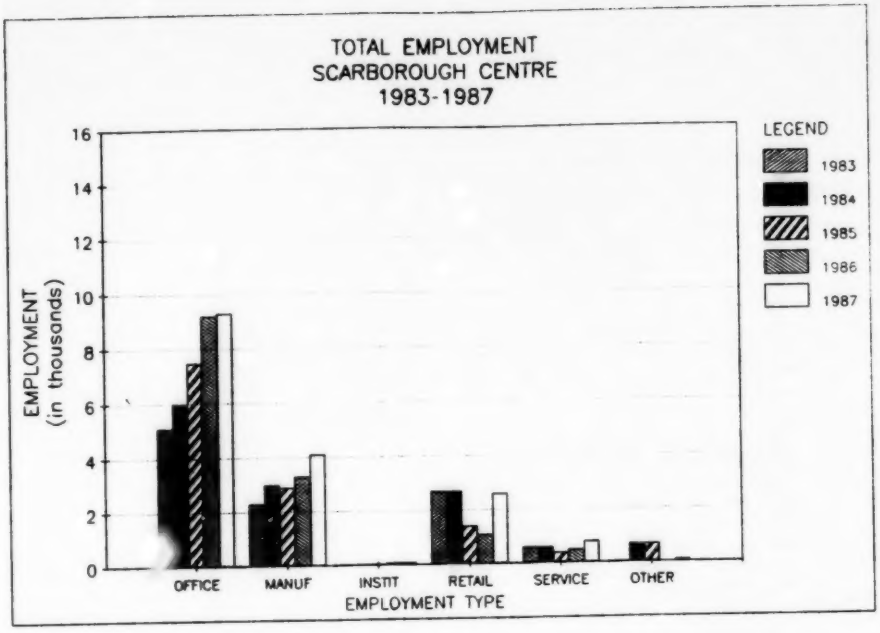
Scarborough Centre

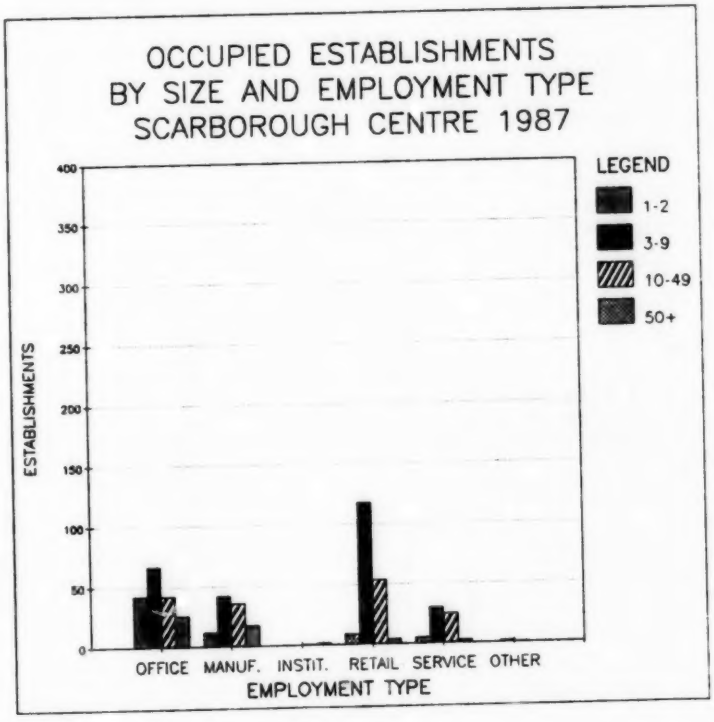
The Scarborough Centre is similar in function to the North York Centre, serving as a focus of activity for that municipality. However, Office employment is less pronounced, accounting for 9,302, or 54.8% of the 16,963 total employment. Manufacturing and Warehousing is the next largest category at 3,823, increasing by 72% from 1983.

The establishment size of 3-9 again dominates with about 48% of the 538 establishments. The next largest size class is 10-49 with 30%. The 1-2 size is 13%, while over the 50 size comprises about 10%.

Office has the largest number of employees per establishment with 52.6. The remaining categories in descending order are: Institutional 48.0; Manufacturing and Warehousing 35.7; 'Other' 17.3; Service 16.6; and Retail 14.0.

From 1983 to 1987, the Scarborough City Centre's share of employment in Metropolitan Toronto grew from 1.0% to 1.8%. At the same time nearly 10% of employment in Scarborough occurs in this Centre. The Retailing category accounts for 2.3% of the Metropolitan Toronto total, mainly due to the presence of the Scarborough Shopping Centre located here.





TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
SCARBOROUGH CITY CENTRE AND METROPOLITAN TORONTO, 1983 AND 1987

		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Scarborough City Centre	1983	5,101		2,281		10		2,703		592		68		10,755	
	1987	9,302	1.7	4,110	1.5	144	0.1	2,398	1.8	757	0.6	52	0.2	16,963	1.3
Metropolitan Toronto	1987	553,855	100.0	269,980	100.0	141,712	100.0	145,273	100.0	135,362	100.0	29,943	100.0	1,276,125	100.0

Islington/Kipling/Bloor Centre

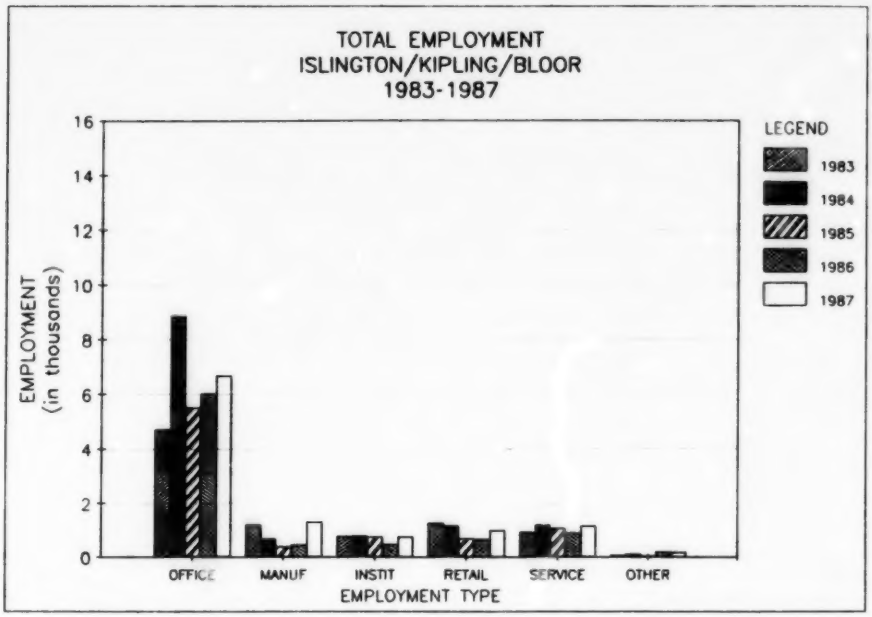
The Islington/Kipling/Bloor Centre is the most recent to undergo extensive redevelopment. Now containing 11,192 total employment, it has increased only 23% since 1983, a relatively small growth in comparison with other Centres. Office employment comprises almost 60% of the total.

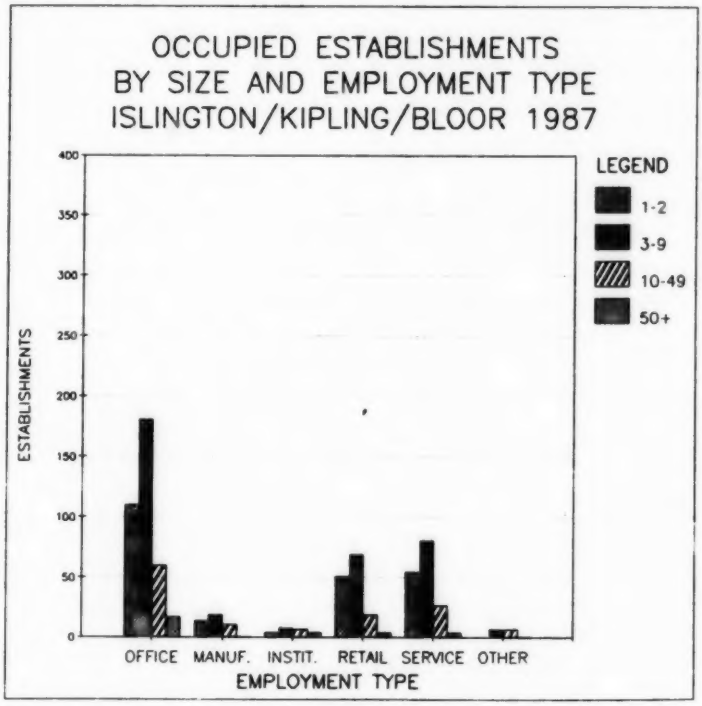
The greatest number of establishments are in the 3-9 employment size with 48% of the 761 establishments. This is followed by the 1-2 size with 31% and 10-49 with 17%. Over 50 comprises approximately 4% of all establishments.

The largest number of employees per establishment is in the institutional category with 34.0. The rest of the categories in descending order are: Manufacturing and Warehousing 24.1; Office 18.2; 'Other' 14.1; Service 8.5 and Retail 7.0.

Between 1983 and 1987, the employment in this centre increased by 2,122 which enlarged its share of Metropolitan Toronto's employment by 0.2%. The category with the largest percentage of Metropolitan Toronto is Office comprising 1.2%.

Plans are for this Centre to become Etobicoke's downtown, with growth to take place a little later than in the other centres.





TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
ISLINGTON/KIPLING/BLOOR AND METROPOLITAN TORONTO, 1983 AND 1987

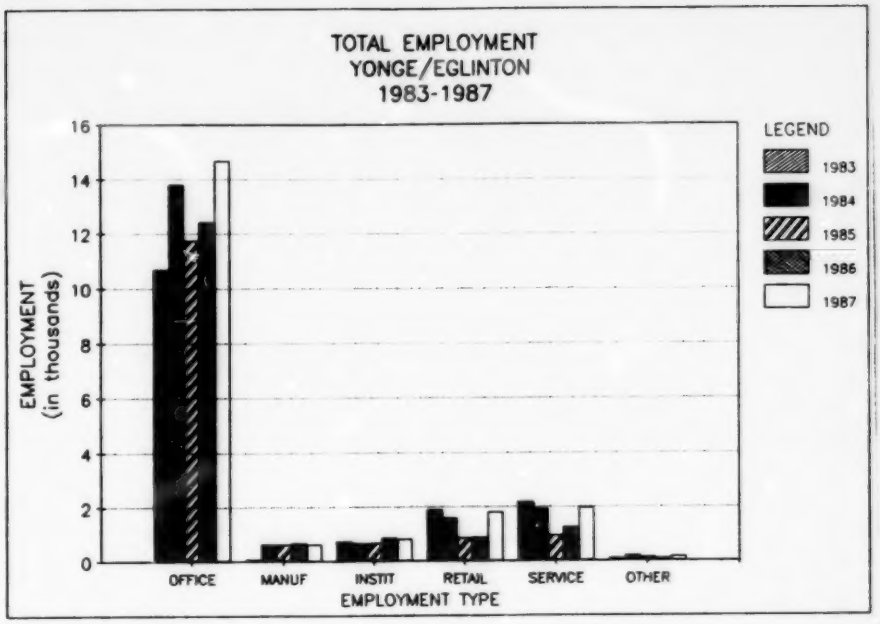
		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Islington/ Kipling/Bloor	1983	4,724		1,221		790		1,290		988		97		9,070	
	1987	6,688	1.2	1,333	0.5	783	0.6	1,001	0.7	1,175	0.9	212	0.7	11,192	0.9
Metropolitan Toronto	1987	553,855	100.0	269,980	100.0	141,712	100.0	145,273	100.0	135,362	100.0	29,993	100.0	1,276,125	100.0

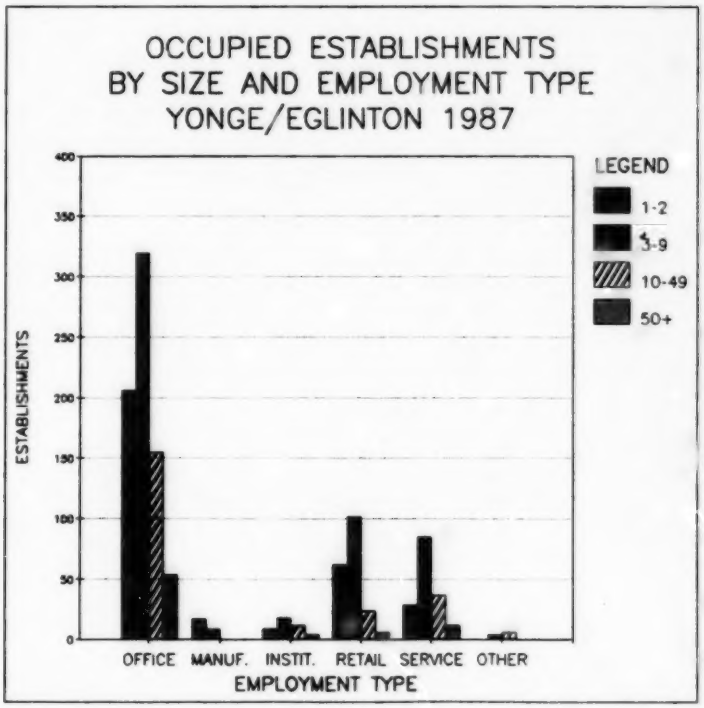
Yonge/Eglinton Centre

The Centre at Yonge/Eglinton is similar in nature to Yonge/St. Clair, having almost three-quarters of its employment in the office category. Service and Retail employment exist in most part to serve Office employment in the Centre. The present total employment of 20,153 is close to the expected capacity.

The 3-9 establishment size comprises the largest percentage of all establishments with 46% of the 1,171 establishments. The 1-2 and 10-49 sizes are respectively 28% and 20%. The establishments with over 50 employed account for 6% of total. Office, Institutional and 'Other' have almost the same employees per establishment with respectively 20.0; 19.7 and 19.0.

The Yonge/Eglinton Centre increased its Metropolitan Toronto's employment share by 0.7%, which equals an employment growth of 4,355. The category with the largest share of Metropolitan Toronto is office employment with 2.6%.





TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
YONGE/EGLINTON AND METROPOLITAN TORONTO, 1983 AND 1987

		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Yonge/ Eglinton	1983	10,703		97		762		1,916		2,205		115		15,798	
	1987	14,669	2.6	645	0.2	847	0.6	1,827	1.3	1,975	1.5	190	0.6	20,153	1.6
Metropolitan Toronto	1987	533,835	100.0	269,980	100.0	141,712	100.0	145,273	100.0	135,362	100.0	29,943	100.0	1,276,125	100.0

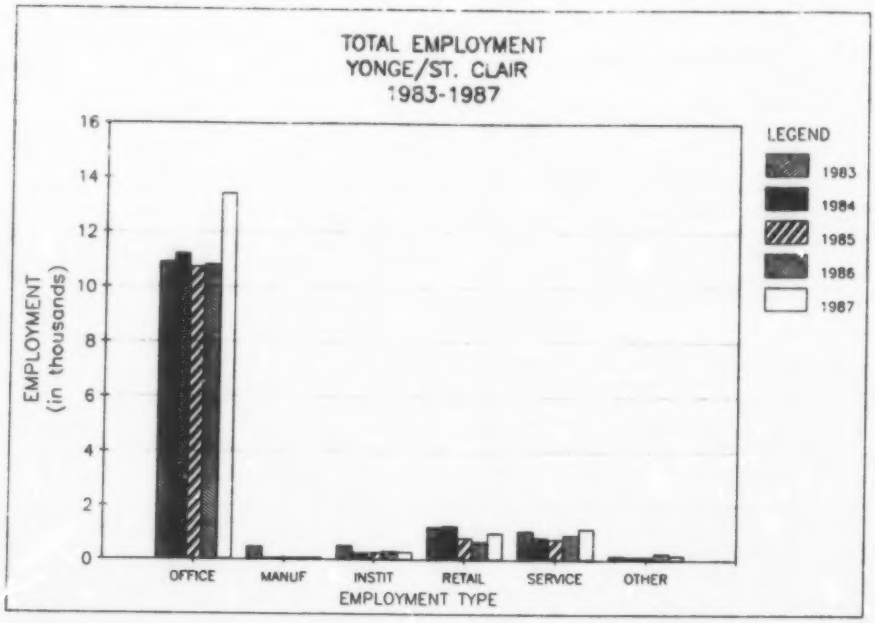
Yonge/St. Clair Centre

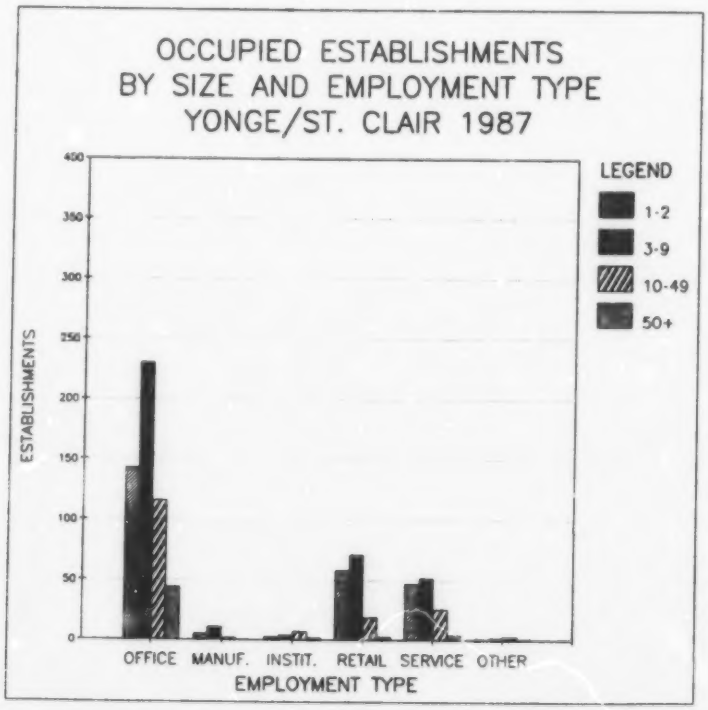
Yonge/St. Clair Centre is one of the more established and fully developed Centres. Employment has remained fairly constant, increasing by less than 2,000 from 1983 (14,436) to 1987 (16,223). Office employment has always been the predominant activity, accounting for 83% of total employment in 1987.

The predominant size of establishment is in the 3-9 size with 43% of the 854 establishments. Next is 1-2 with 30%; followed by 10-49 with 20%. The establishments with over 50 comprise about 7%.

The 'Other' category has the largest number of employees per establishment with 28.0 followed by Office 25.2; Institutional 19.3; Service 9.1; Retail 6.7 and Manufacturing and Warehousing 5.4.

This is another stable centre which increased its percentage of Metropolitan Toronto's total by 0.2%. The employment increased by 1,787. Office employment makes up 2.4% of the total Metropolitan Toronto Office employment.





TOTAL EMPLOYMENT BY SIX EMPLOYMENT CATEGORIES
YONGE/ST. CLAIR AND METROPOLITAN TORONTO, 1983 AND 1987

		Office		Manuf/Whse		Institutional		Retail		Service		Other		Total	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%
Yonge/ St. Clair	1983	10,902		499		541		1,242		1,082		170		14,436	
	1987	13,435	2.4	97	0.0	308	0.2	1,016	0.7	1,171	0.9	196	0.7	16,223	1.3
Metropolitan Toronto	1987	553,835	100.0	269,980	100.0	141,712	100.0	143,273	100.0	135,362	100.0	29,943	100.0	1,276,125	100.0

SECTION 3: OTHER KEY EMPLOYMENT AREAS

In this section other employment concentrations are looked at in two groups, namely Office Parks and Other Principal Foci.

The scope of employment activity is more restrained in the Office Parks, which are located in proximity to expressways and are more car than transit oriented. The following are the Six Office Parks:

- Airport/Highway 27
- Highway 404/Finch
- Consumers Road
- Duncan Mills
- Flemingdon Park
- Thorncliffe Park

Office Parks should encourage a variety of land uses compatible with office use, and contain no more office employment than can be accommodated by existing and proposed transportation facilities.

Other Principal Foci group together other employment concentrations and include:

- Etobicoke/Highway 427
- Keele/Eglinton
- Keele/Wilson
- Yorkdale
- Yonge/York Mills
- Eglinton/Kennedy

Etobicoke/Highway 427, Keele/Eglinton, civic centres of Etobicoke and York respectively, are designated in the Official Plan as the foci of commercial and community activities in those municipalities. Eglinton/Kennedy, although designated a Major Centre in the Official Plan, is treated as an 'Other Principal Foci' due to the extent of activity there.

The primary purpose of Other Principal Foci is to encourage a mix of land uses within 300 metres of a rapid transit station, while not interfering with the growth of the Major Centres.

OFFICE PARKS

As a group, the six Office Parks have a total employment of 52,494. In 1983, employment was 53,339 and peaked in 1985 at 60,094. Not surprisingly, office employment is predominant at 37,584, or 72% of total. While office and manufacturing/warehousing have declined since 1985, the service category has shown consistent growth. Most employment in this category reflects the preponderance of hotels in the Airport/Highway 27 Office Park. Flemingdon Park is the largest in terms of total employment (13,586) and also has the largest concentration of office employment, with 11,445.

OTHER PRINCIPAL FOCI

Of the six Other Principal Foci, Etobicoke/Highway 427, centered around the Etobicoke Municipal Offices, has the largest office employment, at 5,686. Yorkdale, which includes the regional shopping centre, has a large retail component, 3,676, and an appreciable manufacturing/warehousing component, 1,340, in addition to the office category, at 2,393. As a group, the 'Foci' are comprised of 56% office, 19% retail, 10% service, 7% manufacturing/warehousing employment, 5% 'other' and 3% institutional employment.

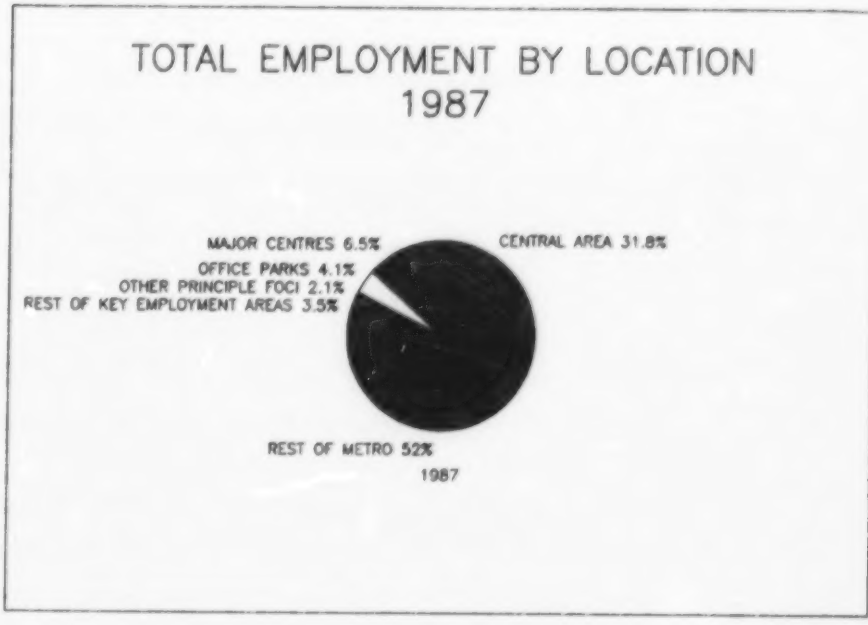
The Rest of the Key Employment Areas adds another 44,839 total employment, of which one-half is office.

RELATIONSHIP TO METROPOLITAN TORONTO

Of the total employment in Metropolitan Toronto (1,276,125), the sum of all Key Employment Areas (including the Central Area) comprises almost half, or 48%, a rise from 47.3% in 1983. Of the increase in employment in Metropolitan Toronto of 172,441 from 1983, the Key Employment Areas accounted for 85,822 or 50% of the growth. From 1985 to 1986 and 1986 to 1987, the proportion of growth has been 51.4% and 37.1% respectively. Examining only office employment, the Key Employment Areas consumed 67% of the growth which occurred in Metropolitan Toronto.

Office Parks are virtually stagnant, vacillating between 50,000 and 60,000 total employment over the past 5 years. Office employment has also remained steady, hovering at 37,000.

Major Centres have been the source of much of the increase outside the Central Area. From 1983 to 1987, employment grew by 18,526, almost all of that being office employment, Other Principal Foci have also grown since 1983, although it is insignificant in relation to total Metropolitan growth.



TOTAL EMPLOYMENT BY SIX EMPLOYMENT TYPES, MAJOR DESIGNATIONS, METROPOLITAN TORONTO 1983 AND 1987

		Office	Manuf/Whse	Instit.	Retail	Service	Other	Total
Central Area	1983 #	209,531	32,981	40,307	28,259	31,952	8,075	351,105
	Gr. 83-87 #	35,490	-1,736	7,905	999	7,633	4,057	54,348
	% Growth	16.9	-5.3	19.6	3.5	23.9	50.2	15.5
	1987 #	245,021	31,245	48,212	29,258	39,585	12,132	405,453
Major Centres	1983 #	40,644	4,770	3,770	8,661	6,161	551	64,557
	Gr. 83-87 #	17,654	1,506	-856	-832	423	631	18,526
	% Growth	43.4	31.6	-22.7	-9.6	6.9	114.5	28.7
	1987 #	58,298	6,276	2,914	7,829	6,584	1,182	83,083
Office Parks	1983 #	36,737	8,666	537	2,432	4,452	515	53,339
	Gr. 83-87 #	847	-3,175	122	113	716	532	-845
	% Growth	2.3	-36.6	22.7	4.6	16.1	103.3	-1.6
	1987 #	37,584	5,491	659	2,545	5,168	1,047	52,494
Other Principal Foci	1983 #	10,527	1,522	1,201	3,951	2,504	107	19,812
	Gr. 83-87 #	4,122	1,370	-305	1,090	165	151	6,593
	% Growth	39.2	90.0	-25.4	27.6	6.6	141.1	33.3
	1987 #	14,649	2,892	896	5,041	2,669	258	26,405
Fringe Areas of Key Emp. Areas	1983 #	17,103	10,888	1,047	5,023	3,378	220	37,659
	Gr. 83-87 #	5,506	220	775	-50	385	224	7,060
	% Growth	32.2	2.0	74.0	-1.0	11.4	101.8	18.7
	1987 #	22,609	11,108	1,822	4,973	3,763	444	44,719
Rest of Metropolitan Toronto	1983 #	143,848	185,233	83,732	85,255	69,361	9,783	577,212
	Gr. 83-87 #	31,846	27,735	3,477	10,372	8,232	5,097	86,759
	% Growth	22.1	15.0	4.2	12.2	11.9	52.1	15.0
	1987 #	175,694	212,968	87,209	95,627	77,593	14,880	663,971
Metropolitan Toronto	1983 #	458,390	244,060	130,594	133,581	117,808	19,251	1,103,684
	Gr. 83-87 #	95,463	25,920	11,118	11,692	17,534	10,692	172,441
	% Growth	20.8	10.6	8.5	8.8	14.9	55.5	15.6
	1987 #	553,855	269,980	141,712	145,273	135,362	29,943	1,276,125

SECTION 4: CONCLUSIONS

From 1983 to 1987 the pattern of the employment distribution has remained virtually unchanged, with only minor shifts from the dispersed locations and Office Parks to the Central Area, Major Centres and Principal Foci.

In 1987 the Central Area has 31.8% of Metropolitan Toronto's employment, the Major Centres 6.3%, Office Parks 4.1%, Principal Foci 2.1%, 3.5% in the Fringe areas of Centres, and the Rest of Metro 52%. From 1983 to 1987 all areas, with the exception of the Office Parks, grew. The decline in Office Parks was due to a significant decrease in Manufacturing jobs, even though all other categories showed an increase.

The areas which have shown the greatest amount of growth in this time period are the Principal Foci which increased by 33.3% and the Major Centres which increased by 28.7%. In comparison Metropolitan Toronto as a whole increased by 15.6% from 1983 to 1987.

The aim of the Official Plan is to create a multicentred urban region even though the Central Area continues to dominate as the Major Centre. Other areas, specifically North York Centre and Scarborough Centre, have shown some strong growth over this time period and are starting to evolve as Centres although smaller in magnitude.

Besides these areas, other areas of significant or potential growth are the Etobicoke/427 Principal Foci, the Islington/Kipling/Bloor Centre, as well as some expected growth in the Office Parks.

For further information contact the
Research Division at 392-8766